

Record 52.50

BOONE, BOONE, BOONE, KODA & FROOK, P.A.
ATTORNEYS AT LAW
P. O. BOX 1598
VENICE, FLORIDA 34284-1598

Return

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006107331 6 PGS
2006 JUN 09 04:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DAUGHTER, RECEIVED 795231

MEMORANDUM OF LEASE

This Memorandum of Lease memorializes that certain Lease by and between the City of Venice, Florida, hereinafter referred to as "Lessor", and Venice Jet Center, LLC, a Florida Limited Liability Corporation, hereinafter called "Lessee", whose address is 1618 Main Street, Sarasota, Florida, 34236. Lessee hereby swears and affirms that it is leasing the premises described below upon the following terms:

Date of Lease: May 23, 2006
Description of Leased Premises: See attached Exhibits "A1", "A2" and "A3"
Term: Thirty (30) years



The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF, the Lessee has executed this Memorandum of Lease as of the date set forth in the acknowledgment.

Witnesses:

Print E.G. BOONE

Print JACQUELINE BAUR

VENICE JET CENTER, LLC

By:
Arthur Nadel,
Member
"LESSEE"

STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and subscribed in my presence this 8th day of June, 2006 by Arthur Nadel, Member of Venice Jet Center, a Florida Limited Liability Corporation, as Lessee, who is personally known to me or produced NA as identification.

NOTARY PUBLIC

Stamp/Seal

NOTARY PUBLIC-STATE OF FLORIDA
Lee A. Fosco
Commission # DD375604
Expires: NOV. 29, 2008
Bonded Thru Atlantic Bonding Co., Inc.

B148-12389\memolease

LEMONDE AND CO. INC. *Triple Diamond*
SURVEYORS OF LAND
2210 S. TAMiami TRAIL, SUITE 8
VENICE, FLORIDA 34293

TEL: 941-403-8000

FAX: 941-497-5160

PARCEL A

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 375, ACCORDING TO THE PLAT OF "VENICE AIRPORT SUBDIVISION", AS RECORDED IN PLAT BOOK 20, PAGES 7, 7-A AND 7-B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF COMMENCEMENT; THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF AIRPORT AVENUE (80 FOOT RIGHT-OF-WAY), NORTH 89° 22' 48" WEST, 187.97 FEET; THENCE SOUTH 00° 49' 48" WEST, 80.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF AIRPORT AVENUE, (80 FOOT RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 22' 48" EAST, 340.90 FEET; THENCE SOUTH 00° 49' 48" WEST, 394.02 FEET; THENCE NORTH 89° 10' 12" WEST, 450.40 FEET; THENCE NORTH 00° 49' 48" EAST, 165.18 FEET; THENCE NORTH 89° 10' 12" WEST, 530.81 FEET; THENCE NORTH 0° 37' 12" EAST, 166.82 FEET; THENCE SOUTH 89° 37' 12" EAST, 531.42 FEET; THENCE NORTH 0° 49' 48" EAST, 60.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABOVE DESCRIBED AIRPORT AVENUE, (80 FOOT RIGHT-OF-WAY); THENCE SOUTH 89° 22' 48" EAST. ALONG SAID RIGHT-OF-WAY LINE, 109.50 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. CONTAINS: 6.1025 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

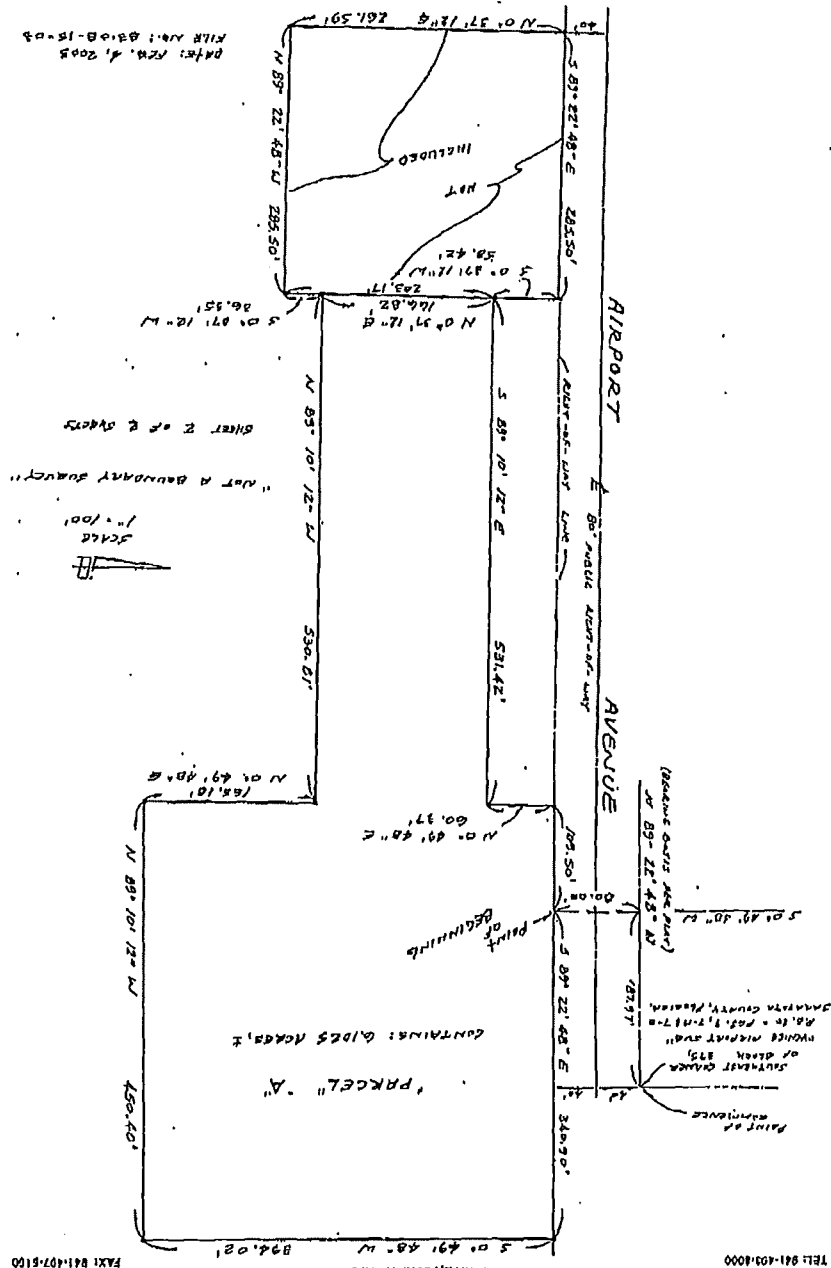
NOTE: BEARINGS AS SHOWN HEREON REFER TO THE PLAT OF "VENICE AIRPORT SUBDIVISION", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 7, 7-A AND 7-B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFIED AS TO DESCRIPTION ONLY.
NOT A BOUNDARY SURVEY.

FOR: VENICE AVIATION SERVICES.
DATE: FEB. 4, 2003.
FILE NO: 83-08-15-03

DANIEL E. LEMONDE, P.L.S.
STATE OF FLORIDA CERT. NO. 02909

EXHIBIT "A1"



DATE: 7/24/08
 FILE NO: 83-08-15-03

"NOT A BOUNDARY SURVEY"
 SHEET 2 OF 2 SVCS

SCALE
 1" = 100'

EMONDE AND CO. INC.
 SURVEYORS OF LAND
 2210 B. TAKAMITHAIL SUITE
 VENICE, FLORIDA 33593

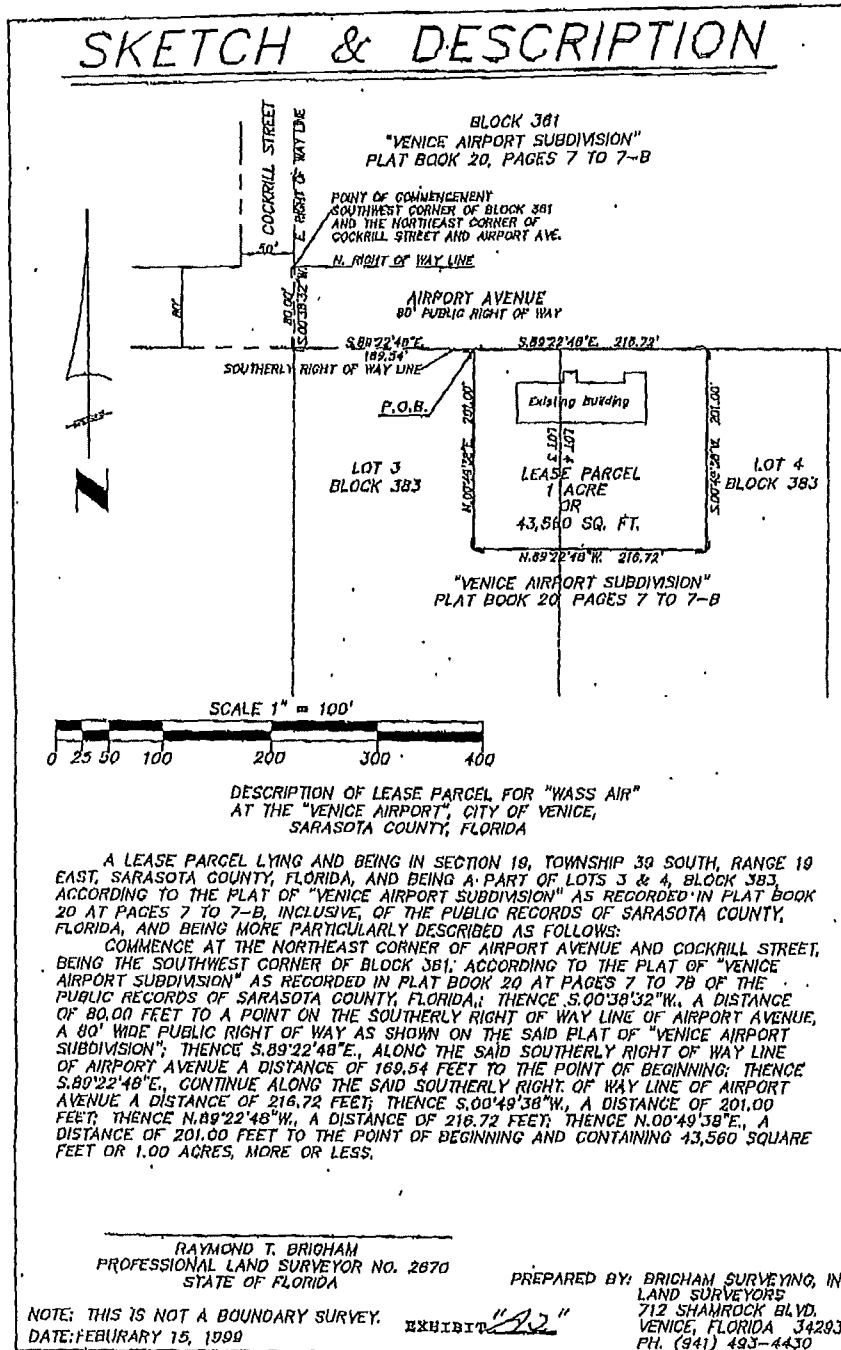
TEL: 841-407-5100

TEL: 841-403-8000

JUN-05-2006 15:37 From:

To:9413657612

P.678



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Boone, Boone
Box 1598
Venice 34284

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006160491 3 PGS
2006 SEP 07 09:00 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RECEIVED
2006 SEP 07 11:25 AM

SUPPLEMENTAL MEMORANDUM OF LEASE

This Supplemental Memorandum of Lease is filed by Venice Jet Center, LLC, a Florida Limited Liability Corporation, "Lessee" whose address is 1618 Main Street, Sarasota, Florida, 34236, who hereby swears and affirms:

The original Memorandum of Lease in this matter was filed in the Sarasota County Official Records Instrument No. 2006107331 on June 9, 2006. This Supplemental Memorandum of Lease is filed to recite the cancellation of an earlier Memorandum of Lease and an Affidavit, as follows:

Memorandum of Lease recorded in OR Book 2803, page 189, reciting date of Lease of September 26, 1995 together with Affidavit regarding Lease recorded in OR Instrument No. 2003199010 on September 30, 2003, referring to Lease executed on March 23, 1999, were terminated and replaced by Lease referred to in OR Instrument No. 2006107331 recorded on June 9, 2006. Pertinent Lease pages are attached to this Supplemental Memorandum of Lease for reference.

IN WITNESS WHEREOF, the Lessee has executed this Supplemental Memorandum of Lease as of the date set forth in the acknowledgment.

Witnesses:

Print E. G. BOONE

Print JACQUELINE BAUER

VENICE JET CENTER, LLC
By: Arthur Nadel
Arthur Nadel,
Member
"LESSEE"



STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and subscribed in my presence this 15th day of September, 2006 by Arthur Nadel, Member of Venice Jet Center, a Florida Limited Liability Corporation, as Lessee, who is personally known to me or produced n/a as identification.

NOTARY PUBLIC

Stamp/Seal Margaret R. Williamson
Margaret R. Williamson



Margaret R. Williamson
Commission #DD333815
Expires: Jan 22, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

LEASE

This lease is made and executed on the 23rd day of May, 2006, by and between the CITY OF VENICE, a Florida municipality, herein referred to as "lessor", and VENICE JET CENTER, LLC, a Florida limited liability company, herein referred to as "lessee".

WHEREAS, lessor is the owner and operator of the Venice Municipal Airport; and

WHEREAS, the premises are currently leased by the lessor to TRIPLE DIAMOND ENTERPRISES, LLC pursuant to two leases dated September 26, 1995 and March 23, 1999, both as amended; and

WHEREAS, the purpose of this lease is to consolidate the two leaseholds and to replace the September 26, 1995 and March 23, 1999 leases with one lease.

NOW THEREFORE, in consideration of the covenants and promises contained herein, the parties agree as follows:

1. DESCRIPTION OF PREMISES

Lessor leases to lessee and lessee rents from lessor, for the purpose of conducting business as a fixed base operator, and for no other purpose, the following described premises located in Venice, Florida:

Exhibit "A" attached hereto.

As used in this lease, the term "premises" refers to the real property described above and to any improvement located on the property from time to time during the term of this lease.

2. TERM

The initial term of this lease shall be for 25 years, commencing on June 1, 2006 and ending

45. DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS

On or before May 31, 2011 the lessee shall, at lessee's sole expense, demolish the two aircraft hangars currently located on the premises; design, permit and construct an aircraft hangar consisting of at least 10,000 square feet; and apply a new Northern Mediterranean exterior finish to the administration building currently located on the premises.

The plans and specifications for these improvements shall be submitted to the lessor for lessor's approval and permitting and construction shall not commence until the lessee obtains written approval of the plans and specifications from the lessor.

LESSOR

CITY OF VENICE, FLORIDA

BY: *Fred Hammett*
Fred Hammett, MAYOR

ATTEST:

Lori Stelzer
LORI STELZER, City Clerk

Approved By City Council

Date: 5-23-2006

LESSEE

VENICE JET CENTER, LLC

Colleen E. Wilk
[Signature]

BY: *Arthur Nadel*
ARTHUR NADEL, MEMBER